



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്  
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GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

No. 137/RD2/2022/LSGD.

Dated, Thiruvananthapuram, 24<sup>th</sup> May, 2024  
10<sup>th</sup> Idavam, 1199.

WHEREAS, the Government, as per the Order issued under G.O.(Ms.) No.131/2017/LSGD. dated 7<sup>th</sup> July, 2017 and published in Part I of the Kerala Gazette No.32 dated 8<sup>th</sup> August, 2017, have sanctioned the Master Plan for Kozhikode Urban Area, 2035



under sub-section (8) of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016);

AND WHEREAS, the Government, as per notifications issued under G.O.(Ms.) No.1/2019/LSGD. dated 3<sup>rd</sup> January, 2019 and published as S.R.O.No. 39/2019 in the Kerala Gazette Extraordinary No.106 dated 17<sup>th</sup> January, 2019 and G.O.(Ms.) No.91/2021/LSGD. dated 18<sup>th</sup> May, 2021 and published as S.R.O. No. 427/2021 in the Kerala Gazette Extraordinary No.1689 dated 02<sup>nd</sup> June, 2021 have sanctioned the variation of the said Master Plan;

AND WHEREAS, it is required further to vary the said Master Plan for the purpose of making the zoning regulations compatible to the present development scenario to the extent possible as an immediate measure, until the plan is further varied after detailed studies;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby proposes to issue a notification further to vary the said Master Plan to the extent required a draft of which is appended as required under the proviso to sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016).

Notice is hereby given that the said draft will be taken up for consideration after sixty days from the date of publication of this notification in the Gazette and any person concerned with or affected by the proposed variation shall submit in writing his/her objections or suggestions, if any, thereon to the Principal Secretary to Government, Local Self Government Department, Government Secretariat, Thiruvananthapuram-695001 on or before the period specified above. Copy of the notification will be available at the official website of Kozhikode Corporation and in the office of the Secretary, Kozhikode Corporation during working hours.

## DRAFT

In exercise of powers conferred by sub-section (3) of section 50 of the Kerala Town and Country Planning Act, 2016 (9 of 2016), the Government of Kerala hereby proposes further to vary the Master Plan for Kozhikode Urban Area, 2035 sanctioned under sub-section 8 of section 36 of the Kerala Town and Country Planning Act, 2016 (9 of 2016) and issued vide



G.O.(Ms.) No.131/2017/LSGD. dated 7<sup>th</sup> July, 2017 and published in Part I of the Kerala Gazette No. 32 dated 8<sup>th</sup> August, 2017, to the extent as indicated below, namely:-

## VARIATION

In the said Master Plan, in “Chapter 25-Development Controls” for the heading ‘25.1 Zoning Regulations’, and its contents the following shall be substituted, namely:-

### “25.1 Zoning Regulations

1. For the implementation and enforcement of the proposals envisaged in this Master plan, areas have been zoned under various categories such as Residential Zone I, Residential Zone II, Residential Zone III, Mixed Zone (Residential cum Commercial), Multifunctional Zone, Commercial Zone, Public and Semi-public Zone, Small Industrial Zone, Industrial Promotion Zone, Dry Agricultural Zone, Tourism Promotion Zone, Tourism zone, Recreational Zone, Water Body, Transport Zone, Park and Open Space Zone, Wet Agricultural Zone and Special Zones. Details regarding the nature of uses ‘permitted’, uses ‘restricted’, and uses ‘prohibited’ in each zone are presented in Table 25.1. These regulations shall be enforced in conjunction with other specific provisions if any mentioned elsewhere in this master plan.

2. Uses ‘permitted’ in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary of the Local Self Government Institution concerned (hereinafter referred to as the Secretary), as the case maybe, for their respective jurisdictions. In some cases, it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”. Restricted-1 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of Local Self Government Department (Planning). Restricted-2 category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner, Local Self Government Department (Planning).



3. “Uses prohibited” enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

4. Zoning regulations are not intended to prohibit existing uses that have been lawfully established before the enforcement of these regulations, unless otherwise specifically mentioned in this master plan. All existing uses in every zone shall be permitted to continue. Addition/extension/alteration/Reconstruction of these existing buildings are permitted in all zones except at *Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, and special zones*. The total built-up area shall not exceed 1.5 times the existing built-up area.

5. If any portion of a zone is put to a “Use prohibited” as stated in Para 3, before the sanctioning of the master plan, such use shall be termed as a non-conforming use. A non conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration, or reconstruction, if found necessary as part of any mitigation measures may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.

6. Existing areas and structures of archaeological importance, agricultural uses and religious uses may be retained in all the zones and shall not constitute non-conforming uses.

7. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Master plan shall be governed by the distance from the center line of the road unless otherwise specified in the master plan or Detailed Town Planning Schemes or any detailed road alignments approved by Government.

8. In cases where the proposed new roads or road widening as per the Master Plan abuts/affects a water body, regulation of constructions and/or land developments on the sides of such roads shall be governed by the distance from the nearest boundary of the water body unless otherwise specified in the Detailed Town Planning Schemes or any detailed road alignments approved by Government. Also, in case of the road abutting Canoli canal, the road widening shall be



governed by the distance from the boundary of the canal.

9. Expansion of existing public and semi-public institutions to adjacent plots shall be permissible without any regard to the land use in which such adjacent plot is zoned and the development regulation imposed by such zoning subject to the provisions of the Kerala Conservation of Paddy Land and Wetland Act (28 of 2008) in force.

10. Constructions and/or land developments, if any, in paddy lands and wetlands, shall be in conformity with the Kerala Conservation of Paddy Land and Wetland Act (28 of 2008) in force in the State.

11. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the master plan in consultation with the Chief Town Planner concerned.

12. Any use not specified either in the 'uses permitted' or 'uses restricted' category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the District Town Planner, Local Self Government Department (Planning).

13. There shall be a building line of 6 meter from the proposed road widening of National Highway Bypass (45 meter) and Mini Bypass (Meenchanda – Aryidathupalam - Westhill Chungam road), 4.5 meter building line for roads having proposed width of 30 meter and 24 meter and 3.0 meter for all roads having proposed width less than 24 meter unless otherwise specified in the Maser Plan or Detailed Schemes or any detailed road alignments approved by Government.

14. Width of the access road mentioned in this zoning regulation shall be the whole right of way of the existing road including service roads if any.



## GENERAL GUIDELINES

1. Silence Zone, as prescribed by the Noise Pollution (Regulation and Control) Rules, 2000 under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) and its subsequent amendments, shall be applicable to the area under this master plan.
2. Large Scale development proposals in an area not less than 2 hectares, exceeding an investment of Rs.50 crores, which provide direct employment (after commissioning of the project) to the tune of not less than 500 may be permitted in all zones other than Special Zones, Environmentally sensitive area, Port and allied development zone and Park and Open space, subject to the recommendation of a committee to be constituted by the Government for this purpose, under the Chairmanship of the Secretary, Local Self Government Department, consisting of Chief Town Planner concerned of Kerala State Local Self Government Department (Planning) and the Secretary of the Local Self Government Institution concerned as members and the District Town Planner, Local Self Government Department (Planning) as convener and satisfying the following conditions:
  - a. The developer shall produce a project cum feasibility report and environmental impact assessment report, if required, of the project to the convener of the committee, 15 days in advance of the committee meeting.
  - b. The developer shall produce before the committee, all required clearances from the State and Central Government agencies concerned.
  - c. Adequate provision shall be made for supporting infrastructure such as water supply, Sewerage, Solid Waste Management, etc. Separate sewage treatment plant and solid waste management measures shall be provided and maintained by the developer at his/her cost.
  - d. Adequate Memorandum of Understanding between the developer and Secretary of Local body concerned shall be undertaken to bring this into effect.
  - e. Minimum access width shall be 12 meters.



- f. The project shall be completed within 3 years if not specified otherwise.
3. The areas specially demarcated for certain projects as Special zones (Proposed Mobility Hub, Parking Plaza, Educational Complex, Knowledge Park, National Institution for Research and Development in Defence Shipbuilding (NIRDESH), Garbage Treatment Plant, Slaughter House, Marine Park, Truck terminal, and Water theme park) are to be acquired by agencies concerned within 7 years from the sanctioning of the plan. If the acquisition proceedings have not been initiated within this stipulated period, the areas so specially demarcated may be deemed as appropriate land use zone based on surrounding land uses and developments, with the concurrence of the Chief Town Planner concerned.
  4. For all constructions in plot area exceeding 0.5 Hectare shall be supplemented with landscape plan ensuring 10% of green cover and shall be left unpaved.
  5. For every development, that happens and warrants trees to be cut, all the existing trees shall be shown in the building plan and at least the same number of trees shall be planted, maintained, and brought up within the plot, in the immediate vicinity of the development.
  6. Every building should be provided with appropriate techniques such as Pipe composting/Biogas plants/vermin composting etc. for processing organic waste at the source itself. Proper drawings should be supplemented with the building permit applications.

Table 25.1  
Zoning Regulations

Sl. No.	Uses Permitted	Uses restricted-1	Uses restricted-2	Uses Prohibited
1	Residential Zone I			
	All Residences including apartments,	Fuel filling stations/Ashrams/Mutt/		Any other use not specified



Shelters, Orphanages, Madrassa.  
 Convents, Old Age Homes,  
 Dharmasala, Residential  
 Quarters. Palliative care  
 centers/rehabilitation center  
 and dialysis units up to 300  
 Sq.m. floor area

Shops, godowns, professional Public utility areas and  
 offices, banks & other financial buildings other than  
 institutions, restaurants, those included in the  
 hostels, hotels-total floor area permitted use.  
 of all such buildings use  
 limited to 500 sq.m. floor area.

Cottage Industries, Service  
 industries of non-nuisance type  
 (Annexure I) with power  
 limited to 20 HP. Poultry farm,  
 Dairy and Kennel up to floor  
 area of 200 Sq.m.

All Educational institutions  
 offering general education (up  
 to higher secondary school  
 level)

Health institutions essentially  
 serving the needs of residential  
 community such as  
 dispensaries, clinics (OP),  
 diagnostic centers, etc. and





having a floor area not more than 200 Sq.m.

Community facilities such as community halls, recreational clubs, gymnasium/yoga centers libraries, etc. all having a floor area not more than 300 Sq.m.	Any other use not specified
Utility installations and civic amenities essentially serve the needs of the residential communities such as post office, police station, telephone exchange, electric substation, fire station.	
Tot lots, parks, play grounds, water treatment plants.	
Plant nurseries, Pump houses, Wells and Irrigation Ponds.	
Provided that the access road has a width of 5m. minimum.	
Automobile workshops for two/three wheelers-floor area up to 100 Sq.m.	Any other use not specified
Provided that the access road has a width of 8m. Minimum	
Hospitals/Auditorium/Wedding LPG distribution Halls/Community centres upto 200 sq.m. halls/Exhibition Centers and floor area (excluding Art Gallery-floor area all up to bottling plants and	Any other use not specified



750 Sq.m. bulk storage)

Cottage Industries, Service Parking Plaza  
industries of non-nuisance type  
(Annexure I) with power  
limited to 30 HP

Shops, godowns, weighbridges,  
professional offices, banks &  
other financial institutions,  
restaurants, hotels-limiting  
floor area of all up to 750  
Sq.m.

Provided that the access road has a width of 12m. minimum

Following uses up to floor area	Hospitals up to a floor	Any other use
2000 Sq.m. Auditorium/	area of 3000 Sq.m.	not specified
Wedding Halls/Community		
halls, Shops, professional		
offices, godowns, Lodges,		
Hotels, banks & other financial		
institutions.		

Provided that the access road has a width of 18m. minimum

Hotels, Shops, professional	Multiplexes	Any other use
offices, godowns, Movie Halls,		not specified
Hospitals, Auditorium/Wedding		
Halls/Community halls		

## 2 Residential Zone II

All Residences including Fuel Filling Stations	Any other use
apartments, Tourist Resorts, Parking Plaza	not specified
Guest houses, lodges, Night	



Shelters, Orphanages, convent,  
Old Age Homes, Dharmasala,  
Residential Quarters, Hostels  
and Boarding houses.  
Ashram/Mutt/Madrasa.  
Palliative care centers/  
rehabilitation center and  
dialysis units up to 300 Sq.m.  
floor area

Shops, professional offices, Public utility areas and  
banks & other financial buildings other than  
institutions, restaurants, hotels, those included in the  
limiting floor area up to 500 permitted use  
Sq.m.

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Cottage Industries, Service Places of Worship  
Industries of non-nuisance  
nature (See Annexure-I), with  
power limited to 20 HP.

Any other use  
not specified

Educational institutions  
essentially serving the needs of  
the residential communities  
such as nursery schools,  
kindergartens, and schools  
offering general education (up  
to higher secondary school  
level), Sports institutions.

Health institutions essentially  
serving the needs of the



residential communities such as dispensaries, clinics, nursing homes, etc. and having a floor area not more than 200 Sq.m.

Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries, etc. have a floor area not more than 500 Sq.m.

Utility installations and civic amenities essentially serving the needs of the residential communities such as post offices, police station, telephone exchange, electric substation, fire station, Water treatment plants. Tot lots, parks, playgrounds, and incidental buildings.

Poultry farm, Dairy and Kennel up to 200 Sq.m.	Any other use not specified
Plant nurseries, Pump houses, Wells and Irrigation Ponds and incidental buildings.	
Provided that the access road has a width of 5m. minimum.	
Automobile workshops for two/three wheelers-floor area	Any other use not



up to 100 Sq.m.	specified
Provided that the access road has a width of 8m. minimum.	
Shops/Professional Commercial weighbridges, Banking and bottling plants and Financial institutions floor area up to 1000 Sq.m.	Offices/ LPG distribution centers (excluding bulk storage) limit the floor area to 50 Sq.m.
Hospitals, Auditorium/Wedding Halls/Community Exhibition Centers and Art Gallery- floor area up to 1000 Sq.m.	Any other use not specified
Cottage Industries, Service Industries of non-nuisance Nature (See Annexure-I) with power limited to 50 HP.	
Automobile workshops for two/three wheelers-floor area up to 200 Sq.m.	
Provided that the access road has a width of 12m. minimum.	
Shops/Professional Commercial and Financial institutions-floor area up to 1500 Sq.m.	Offices/ Banking not specified
Hospitals up to 2000 Sq.m. of floor area.	Any other use not specified
Auditorium/Wedding Community halls-floor area up to 1500 Sq.m.	Halls/
Provided that the access road has a width of 18m. minimum.	



	Hotels, Auditorium/Movie Halls/Convention Centre/ Wedding Halls/Community halls	Multiplex	Any other use not specified
3	Residential Zone III		
	<p>All residences, Residential All Government, Flats/Apartments, Orphanages/ quasigovernment or Old age homes/Dharmasala up co-operative societies to 12m height and a maximum affordable housing of three habitable floors and the projects. Parking Plaza maximum coverage of all Fuel filling stations buildings shall be limited to 50%. Palliative care centers, rehabilitation centre and dialysis units up to 300 Sq.m floor area.</p> <p>Following uses up to 100 Sq.m floor area: Shops, commercial offices, restaurants and professional offices, Banking and financial institutions, Gymnasium, Yoga Centers, Clinics (Out patient)</p> <p>Service industries of non-nuisance nature (See Annexure I) and Cottage Industries including coir with power limited to 20 HP-floor area up to 200 Sq.m.</p>		
	Daycare and creche,		Any other use



Nursery/Kindergarten, Library and reading rooms, totlots/Parks/Play grounds and incidental buildings.

not specified

Public utility areas and buildings essentially serving the need of the local community.

Plant nursery, pump house, wells and Irrigation Ponds

Poultry farms, Dairy and kennel up to 200 Sq.m. floor area

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In plots having access road width not less than 8m

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All Educational institutions

Any other use  
not specified

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Service industries of non-nuisance nature (See Annexure I) up to 200Sq.m. floor Area and power not exceeding 30 HP

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#### 4 Multi-Functional Zone

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All uses permitted in Multifunctional zone may also be permitted by the corresponding authorities in the land to a depth of 200m on both sides of 45m wide NH 66 Bypass except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone and special zones

All Residences including Fuel Filling Stations Following uses up Any other use  
apartments, Tourist Resorts, Gas godowns. Parking to 200 Sq.m Floor not specified  
Guest houses, lodge, Hotels, Plaza area. Storage,



Night Shelters, Orphanages,  
Old Age Homes, Dharmasala,  
Residential Quarters, Hostels  
and Boarding houses,  
gymnasium/yoga centers

Palliative care centers/  
rehabilitation centers and  
dialysis units Places of  
Worship, Ashram/Mutt/  
Madrasa

handling, manu-  
facturing  
processing of  
highly  
combustible,  
explosive,  
poisonous, irritant,  
corrosive, toxic,  
or noxious  
materials or  
products or any  
products or  
materials  
producing dust

Tourist resort, All Shops,  
shopping complexes,  
professional offices banking  
and financial institutions all up  
to a floor area of 1000 Sq.m

Any other use  
not specified

Cottage Industries, Service  
Industries of non-nuisance  
Nature (See Annexure I), with  
power limited to 20 HP, Cold  
storage, weighbridges, Printing  
Press, IT Hardware/Electronic  
industries, Automobile  
workshops for 2/3 Wheelers,  
Smoke house, Automobile  
service station, provided that  
the access road has a width of  
5m minimum. Godowns/Ware





house/Storage of  
non-hazardous materials,  
stacking  
yards, IT Software units.

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Clinic, Diagnostic Centers.  
Govt. or Public sector offices,  
Social Welfare centers,  
Museum/Auditorium/Wedding  
Halls/Community halls, Hotels  
/restaurant-all up to a floor area  
of 1000 Sq.m

Any other use  
not specified

All educational institutions up  
to Higher Secondary Level  
including Technical Institutions  
such as Vocational Higher  
Secondary Course, Industrial  
Training Institute, Industrial  
Training Centre, etc.

Public utility areas & buildings,  
Parking Plazas, Transport  
Terminals, Plant Nursery, Fair  
Grounds, Markets, Parks &  
play grounds, Open-air Theatre,  
Pump House.

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Provided that the access road has a width of 12m minimum

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Shops/Shopping Complexes,  
Shopping malls, restaurant,  
Movie Halls/Hypermarkets,  
Museum/Auditorium/Wedding  
Halls/Community halls,

Multiplex

Any other use  
not specified



Convention Centers.

Professional Offices/

Commercial Offices/Banking  
and Financial institutions

Hospitals and Health centers

2000 Sq.m. floor area

Automobile wash stalls,  
automobile service stations,  
service garages with repairing  
facilities-for light vehicles,  
welding workshops

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Provided that the access road has a width of 15m minimum

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Educational institutions of higher order	Bus Terminals/stand, lorry stand	Any other use not specified
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Automobile workshops/  
Automobile Service Stations  
for Heavy vehicles

Hospitals and Health Centres

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## 5 Commercial zone

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All Shops including malls, Hypermarkets, Restaurants, Hotels	Shopping Malls, Movie halls, Restaurants, Hotels	Fuel Filling Stations	Multiplex	Any other use not specified
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Professional offices, Parking Plaza  
Commercial Offices and  
Establishments, Banking and  
financial institutions, IT  
Software units, Places of



Worship.

Cottage Industries, Flour Other public utility  
mills/Oil mills up to 100 Sq.m areas & buildings  
floor area, Automobile  
workshops, Automobile  
Service Stations, Cold storage,  
weighbridges, Service  
Industries of non-nuisance  
Nature (See Annexure I) with  
power limited to 30 Horse  
Power), Printing press, IT  
Hardware/Electronic industries.

Godowns/Warehouse/Storage Dairy farm, Poultry  
of non-hazardous materials, farm  
stacking yards.

Residences, Palliative care  
centers/rehabilitation Centre  
and dialysis units all up to 300  
Sq.m floor area

Gymnasium/yoga centers,  
Night Shelters, orphanages, old  
age homes, Dharmasala,  
hostels and boarding houses,  
lodges and guest houses,  
ashrams/mutts

Any other use  
not specified

Residential apartments with at  
least two lower floors or 20%  
of built-up area whichever is



less for commercial use  
(Requirements incidental to the  
residential area such as lobby  
can be provided in the  
commercial floors)

Clinics, diagnostic centers and  
hospitals up to 1000 Sq. m.

Government or public sector  
offices, Expansion of existing  
educational institutions, Day  
care and Creche,  
Nursery/Kindergarten,  
Educational institutions up to  
higher secondary level

Social Welfare centers,  
Museum/Auditorium/Wedding  
Halls/Community halls and up  
to 1000 Sq.m.

Public Utility areas & buildings  
such as Parking Plazas,  
Transport terminals, Plant  
Nursery, storage of agricultural  
produces and seeds, Fair  
Grounds, Markets, Parks &  
playgrounds, Open-air Theatre.

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Provided that the access road has a width of 8m minimum

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Hospitals & health  
centers above 1000

Any other use  
not specified



Sq.m. floor area,  
Higher educational  
institutions

Provided that the access road has a width of 12m minimum			
Auditorium/Wedding Community halls and Convention Centers.	Halls/		Any other use not specified
<b>6 Mixed Zone (Residential cum Commercial)</b>			
I. Land up to a depth of 100m on either side for the following roads except at Recreational zone, Wet agriculture zone, environmentally sensitive area, Heritage zone, and special zones will also be deemed as Mixed Zone.			
1. NH 66			
2. NH 766			
3. NH 966 and			
4. Meenchanda-Arayidathu Palam-West hill Chungam Mini Bypass road			
All uses permitted in Residential Zone II and Commercial Zone	All uses restricted-1 in Residential Zone II and Commercial Zone	All uses Any other use restricted-2 in not specified Residential Zone II and Commercial Zone	
<b>7 Public and Semi-Public Zone</b>			
Additions and alterations to the existing buildings and addition of new blocks without altering the use, Buildings for incidental uses Local/ State/Central Government/ Public Sector Buildings	Parking Cremation crematorium, burial ground/common vault	Plaza ground,	Any other use not specified
Public Buildings including hospitals, educational Institutions, Libraries and Parks.			



8	Tourism Promotion Zone	Any other use not specified
<p>All residences, Residential Fuel Filling Stations Flats/Apartments, Hostels, and Boarding Houses, Restaurants/Canteen/Resorts/H otels, Orphanages/Old Age Homes/Dharmasala, Night Shelters, Guest Houses, Lodges</p> <p>Palliative care centers, dialysis Shops/godowns/Profes units and rehabilitation centres- sional Offices/Banking up to 300m<sup>2</sup> floor area and Financial institutions-floor area up to 1000 Sq.m.</p> <p>Retail Shops/Professional Parking Plazas offices and Banking and Financial Institutions, Floor area up to 200 Sq.m. Travel and Tourism Institutions</p>		
<p>Movie Halls, Convention Centre Ashram/Convent/mutt, Museum, Exhibition Centres and Art Gallery, Open-air Theatre, Amusement Parks, Stadium, Fair Ground, Gymnasium/Yoga Centers, Tot Lots/Parks/Play Grounds, Swimming Pools Zoological and Botanical Gardens/Bird Sanctuary, Camping site</p>		Any other use not specified



Cottage Industries, Service industries of non-nuisance type (Annexure I) with power limited to 20 Horse Power

Day Care and Creche, Nursery/ Kindergarten, Primary/Upper Primary School.

Police Post/Police Station, Post and Telegraph office, Fire Post/Fire Station, Telephone Exchange, Library and Reading Rooms.

Clinic (Out patient), Diagnostic centres, Hospitals and Health Centers (all up to 1000 m<sup>2</sup> floor area), Social Welfare centers, Public Utility Areas & Buildings.

Automobile workshops for 2/3 Wheelers.

#### Places of Worship

#### 9 Tourism Zone

Single-family residential buildings, residential cottages for tourism purposes. namely Retail Shops/ Exhibition Centers and Art Gallery, Cafeteria, Pump House	Uses incidental to the recreational uses up to a floor area of	Any other use not specified
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up to 20 Sq.m,-all up to 7m 100 Sq.m.

Height and with coverage up to 25%.

Tot lots, Parks/Play Grounds, Fair Grounds, Open-air Theatre, Zoological and Botanical Gardens/Bird Sanctuary, Camping Site, Swimming Pools, wells and irrigation ponds, Paddy Cultivation.

Any other use not specified

Repair of existing houses without an increase in floor area and coverage.

#### 10 Small Industrial Zone

Agro based industries, Cottage Ashram/mutt, places industries, Flour mills/Oil of worship mills, service industries, etc. of nonnuisance nature (See Annexure-I), automobile workshops and automobile Public utility areas and service stations, spray painting buildings other than workshops, saw mills, ice those included in the factory, cold storage, weigh permitted use bridges water treatment plants, marble and granite storage/cutting centers, industrial estates and industrial parks of non-obnoxious and nonnuisance type industries

Any other use not specified





Storage of non-nuisance Cremation ground,  
nature/sale of goods/ crematorium, burial  
commercial and business ground/common vault  
offices incidental to the  
manufacturing activity

Information Technology/ Parking plazas, other  
Information Technology parking areas  
Enabled Services software  
units, Information technology/  
Information Technology  
Enabled Services buildings and  
information technology/  
Information Technology  
Enabled Services parks

Liquefied Petroleum  
Gas distribution  
centers, excluding  
bottling plants and  
bulk storage godown.  
Fuel filling stations

Any other use  
not specified

Residential buildings floor area  
up to 300 Sq.m. residences  
incidental to industrial use.

Shops, godowns, Professional  
Offices, Banking and Financial  
Institutions, Commercial  
Offices/Establishments,  
Restaurants/ Canteen/Hotels-  
floor area of all up to



500 Sq.m.

Nursery schools, kindergartens and schools offer general education (up to high school level).

Community facilities such as community halls, recreational clubs, gymnasium/yoga centers, libraries, etc. have floor area up to 500 Sq.m.

Diagnostic centers, dispensaries, clinics, nursing homes, etc. and having a floor area not more than 200 Sq.m.

Public utility areas and buildings, water treatment plants.

Plant nurseries

Transport terminals incidental to industrial use

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Provided that the access road has a width of 8m minimum.

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Hospitals, Convention Centre, Auditorium/Wedding Halls/Community halls/Exhibition Centers and Art Gallery floor area up to 1000 Sq.m.

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Any other use  
not specified

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11 Industrial Promotion zone

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All industries other than Single-family obnoxious and nuisance type residential building up (Annexure-I), Storage and to floor area 300 Sq.m. handling of non hazardous where the area is materials, weigh bridges. developed by lawfully built residential buildings and where no hazardous industries are located within nearby lands.

Any other use not specified

Boat and Uru making.

Automobile wash stalls, automobile service stations, service garages with repairing facilities, welding workshops.

Industrial estates and industrial Shops incidental to parks, Information Technology/ industrial use up to a Information Technology floor area 200 m<sup>2</sup>. Enabled Services software Storage, handling, units manufacturing processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust, obnoxious and

Any other use not specified



nuisance industries  
(Annexure-II).

Residential uses incidental to  
the industrial use

Any other activity incidental to Single family  
industrial use residential building  
upto 300 Sq.m. and  
commercial building  
upto 200 Sq.m. floor  
areas in Olavanna and  
Kadalundi Panchayats.

Cremation ground,  
crematorium

Burial ground/  
common vault

Tourism based  
infrastructure

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## 12 Dry Agricultural Zone

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Agriculture, Pump House, Wells and Ponds, Storage of Agricultural Produce and seeds Plant Nursery	Horticulture, Fuel Filling Stations, Storage Places of Worship Explosives and Fireworks, Gas godown	of Any other use not specified
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Single Family Residential buildings-floor area up to 200 Sq.m.	Stacking Yards	Any other use not specified
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Cremation Ground/



Crematorium, Burial  
Ground, Common  
vault, slaughter house

Shops, Clinics, Professional  
Offices, Commercial Offices/  
Establishments, Banking and  
Financial institutions, Social  
welfare institutions,  
Restaurants/Canteens all with a  
floor area up to 200 Sq.m.

Public Utility buildings serving Parking Plazas  
the local community, Library  
and Reading Rooms, Tot Lots/  
Parks/Play Grounds

Local/State/central  
Government offices like Police  
Post, Fire Post/Fire Station,  
Post office etc. serving the  
local community

Godowns/Warehouses/Storage-  
nonhazardous- floor area up to  
200 Sq.m

Cottage Industries, Service  
Industries of non-nuisance  
Nature (See Annexure I), with  
power limited to 20 Horse  
Power



Day Care and Creche,  
Nursery/Kindergarten/Primary  
and Upper primary schools

Plant nursery, pump house,  
wells and Irrigation Ponds

Poultry farms, Dairy, and  
kennel

Clinics (OP) and diagnostic  
centers up to floor area 200  
Sq.m.

Palliative care centers and  
dialysis units up to 300 m<sup>2</sup> floor  
area

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### 13 Recreational Zone

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<p>Tot Lots/Parks/Play Grounds, Uses incidental to the Fair Grounds, Open-air recreational uses Theatre, Zoological, and namely Retail shops/ Botanical Gardens/Bird Restaurants/canteen Sanctuary, Camping site, up to a floor area of Swimming Pools, Exhibition 100 Sq.m. Amusement Centers and Art Gallery up to Parks, Uses incidental 10m Height. to the recreational uses.</p>	<p>Any other use not specified</p>
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Indoor Stadium

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### 14 Water Body

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<p>Boat jetties, bridges, retaining walls, fish landing centers,</p>	<p>Any other use not specified</p>
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Water sports, Fish farming.

## 15 Transport

Transport terminals such as bus terminals/stand, truck/lorry stand, boat jetty/harbors, mobility hub, etc., offices/storage buildings incidental to the main use, autorickshaw stands, taxi/jeep stands, railway stations

Any other use not specified

Any incidental uses to the transport terminals such as parking plazas,

Retail Shops, Restaurants, Public Utility area and Canteen etc. which are integral buildings or essential parts of a transport terminal with maximum percentage of coverage permissible for the project as a whole shall be limited to 30%.

Any other use not specified

Provided that the access road has a width of 18m minimum

Container terminals

## 16 Parks and Open Spaces

Parks/Play Grounds, Fair Incidental buildings Grounds, Open-air Theatre, such as Club, Zoological and Botanical Swimming pool, Open Gardens/Bird Sanctuary, Tot Air Theatre, Reading Lots, Pump House up to 20 Room, Cafeteria etc., Sq.m. wells and irrigation up to 100 Sq.m. floor ponds. area and Water Treatment Plants

Any other use not specified

## 17 Wet Agriculture



Paddy Cultivation	Minor Public Utility areas and buildings which will not affect the character of the area	Any other use not specified
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Agriculture, Horticulture, and fodder cultivation.

Repair of existing houses. Fish Farms/Seed Farms/Pump House/Wells and Irrigation Ponds without any building construction.

Constructions/land developments in conformity with the Kerala Conservation of Paddy Land and Wetland Act (28 of 2008) in force in lands designated as paddy land or wetland under the said Act.

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#### 18 Cyber Park

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Information technology buildings and Information technology parks, allied uses, existing Cyber Park or as directed by the Government.	In all privately owned land outside the area: i. residential buildings ii. other uses permissible in adjacent land use zone	Any other use not specified
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#### 19 Environmentally Sensitive Area

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Pump House up to 20 Sq.m. Single wells and irrigation ponds, residential building up	family	Any other use not specified
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paddy cultivation. to floor area 200 m<sup>2</sup>,  
where the area is  
developed by lawfully  
built residential  
buildings

Fish Farms/Seed Farms/Pump  
House/Wells and Irrigation  
Ponds without any building  
construction.

Repair of existing houses.

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#### 20 Green Belt

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Protection walls for water  
body, Pump House/Wells and  
Irrigation Ponds. Walkways,  
Jogging track, Cycle track  
maintaining ecological  
character of the area.

Any other use  
not specified

#### 21 Defence Land

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Any constructions by Defence  
departments

Any other use  
not specified

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#### 22 Port and allied Developments

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All use related to the port and Retail Shops, parks  
uses incidental to the main use, and play areas, police  
quarters of staff working in the and fire stations, truck  
port, light and service terminals  
industries connected with port  
development other than  
Obnoxious and nuisance type  
industries, godowns and  
warehouses, Boat and Uru  
making or as directed by the  
Government

Any other use  
not specified

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#### 23 Heritage Zone

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Notwithstanding anything contained in the zoning regulations of the master plan and subject to modifications as prescribed hereunder, no development, redevelopment, construction including additions, alterations, repairs, renovations, replacement of special and architectural features, demolition of any part or whole thereof in respect of any objects or buildings in the area, coming under heritage zone (Area around Mananchira Square, SM Street, Tali, Thiruvannur, Bilathikulam, Varakkal Temples, Kuttichira, Fort of Tippu Sulthan) shall be allowed except with the prior written recommendation of the Art and Heritage Commission constituted by the Government under rule 103 of the Kerala Municipality Building Rules, 2019 to conserve the heritage character.

Provided that, no area or buildings, or objects of the heritage zone will be allowed to be altered from the existing condition without prior written recommendations of the Commission:

Provided further that new constructions and additions or alterations to existing buildings may be permitted in this area with the following additional regulations namely:-

The Local Self Government Institution concerned shall insist on any such recommendations of the commission.

The Art and Heritage Commission, if found necessary, may entrust the above regulatory aspects to a committee constituted for the purpose by the commission.

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A. Tali temple and its precincts

(Re survey numbers 69, 70, 71, 72, 73, 74(p), 75, 76, 77, 78(p), 98(p), 115(p), 116, 117, 118(p), 119, 120, 123, 131, 132, 133, 134, 135, 153, 154, 155, 156(p), 157, 158(p), 159(p), 160(p), 163, 177, 178, 179, 181(p), 198, 199, 200, 203, 204, 205(p), 206(p), 210, 211, 212, 213(p) of revenue ward 18)

- a. The total number of stories including the existing if any shall not exceed two from the street level.
- b. The overall height of the construction including the existing up to the topmost point of



the proposed construction shall not exceed 9 metre from the street level.

c. The architectural character of the facade of the proposed construction shall be as per the advice of the Commission

B. Thiruvannur (Re survey numbers 273(p), 275(p), 278(p), 279, 280, 281(p), 282(p), 287, 302(p), 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331(p), 339(p), 340, 341, 342, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 360(p), 371(p), 378(p), 379, 380, 381, 382, 421(p), 437(p), 438, 439, 440(p), 441, 443, 444, 450(p), 451(p), 453, 454, 455, 456, 457, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470 of revenue ward 22),

Bilathikulam (Re survey numbers 1242(p), 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1295, 1296, 1297, 1298, 1299, 1300, 1305, 1306, 1307(p), 1361, 1362(p), 1368, 1370, 1371, 1372, 1373, 1374, 1375, 1376 of revenue ward 1),

Varakkal (Re survey numbers 16(p), 17(p), 18, 19(p), 21(p), 22(p), 23, 24, 34, 35, 132(p), 133, 134, 135, 136(p), 137, 138, 139, 140, 141(p), 143, 144, 145, 146(p), 147, 148, 149, 174(p), 186(p) and 189(p) of revenue ward 1)

Temples and their premises:

a. The total number of stories including the existing if any shall not exceed two from the street level.

b. The overall height of the construction including the existing up to the top most point of the proposed construction shall not exceed 9 metres from the street level.

c. The architectural character of the facade of the proposed construction shall be as per the advice of the Commission/District Level Sub-Committee if any constituted by the Commission

C. Kuttichira Area



(Re survey numbers 335, 384, 385, 386, 387, 388(p), 389, 400, 401, 402, 403, 404, 405, 406, 407, 408(p), 481(p), 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 499, 500, 501, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 518(p), 519 of revenue ward 12 and 5(p), 6, 7(p), 9, 10, 11, 12, 13, 14, 15, 16, 43, 44, 121, 122, 123, 124, 125, 126, 127, 128, 129 of revenue ward 16)

- a. The total number of stories including the existing if any shall not exceed three from the street level.
- b. The overall height of the construction including the existing up to the top most point of the proposed construction shall not exceed 12 meters from the street level.
- c. The architectural character of the facade of the proposed construction, if any shall be as per the advice of the Commission/District Level Sub-Committee if any constituted by the Commission

#### D. SM Street

- a. The total number of stories including the existing if any shall not exceed two from the street level.
- b. The overall height of the construction including the existing up to the top most point of the proposed construction shall not exceed 9 meters from the street level.
- c. No basement floor shall be allowed.
- d. Existing footprints of the buildings shall be maintained as such and no part of the building including hoardings/signages etc. shall be projected outside the plot boundary.
- e. The slope of the roof in facades (Pitch) shall be at an angle within the range 35-40 degrees from the horizontal and sloping towards the street.
- f. The roof in facade facing the street shall be finished with traditional Mangalore Pattern (M.P) terracotta tiles (natural terracotta colour).
- g. The sunshades in facades if any shall have the same slope and finish as that of the main roof.
- h. The exterior wall surfaces shall be finished in white or off-white colour. The exterior walls shall be given plain finish and no stucco/texture/or cover with facing material ornamentation be allowed.



#### E. Mananchira Area

- a. The total number of stories including the existing if any shall not exceed two from the street level.
- b. The overall height of the construction including the existing up to the top most point of the proposed construction shall not exceed 12 meters from the street level.
- c. The architectural character of the facades of the construction if any, shall be as per the advice of the Commission/District Level Sub-Committee if any constituted by the Commission.

The survey numbers included in SM Street and Mananchira areas are 72(p), 73, 74(p), 75(p), 97, 98, 99(p), 100, 101, 102, 103, 104, 105 of revenue ward 17, 1, 2, 3, 4, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42(p), 43, 44, 45(p), 46, 47(p), 48, 49, 50, 51, 53(p), 54(p), 55, 56, 57, 58(p), 59, 60, 61, 62, 63, 64, 65, 66, 67, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82(p), 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 103, 104, 105, 106, 107, 108, 109 of revenue ward 10, 9(p), 20(p), 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 108, 109, 110, 111, 112(p), 113, 114(p), 116, 117, 118, 119, 120, 121, 122, 123, 124, 130(p), 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165(p), 166, 167, 175(p), 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 257, 258, 259, 260, 261, 262, 263 of revenue ward 7

#### F. Fort of Tippu Sultan (Re survey number 166 (p) Nallur Desam of Ferok Municipality)

- a. The construction and architectural character of the facades of the construction shall be as per the advice of the Commission.”

#### District Level Sub Committee

A district-level subcommittee shall be scrutinizing the applications for the constructions in



the area zoned as heritage/conservation zones in the master plan.

Structure of the committee.

Chairperson: The Mayor/Chairperson/President of the local body

Convener: The District Town Planner.

Members:

1. District level officer of the Archaeology Department
2. A representative from Indian National Trust for Art and Cultural Heritage
3. An Architect having Master Degree in Architecture preferably in Urban Design/Conservation.

The members other than ex-officio members of the above committee shall be nominated for three years, with the concurrence of the Commission.

Note: 1 Buildings of National/Regional/State-level importance shall be scrutinized in the State level committee of the Art and Heritage Commission and the others shall be in the district level sub committee if any constituted by the Commission.

Note: 2 In the case of the Mananchira area, regulations shall be insisted only for 25 m depth of land from the street boundary surrounding Mananchira.

Note: 3 Existing natural vegetation such as trees and shrubs which added to the character of the area shall be protected and maintained to the extent possible.

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#### 24 Special Zones

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Developments in this zone may be permitted by the Secretary of Local Self Government Institution concerned. For the projects proposed in paddy land, developments shall be subject to the provision of the Kerala Conservation of Paddy Land and Wetland Act (28 of 2008) in force in the State.

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##### a) Mobility Hub

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Transit Terminal and Parking Plaza as main uses (Terminal for Bus Rapid Transit System, Circular Buses and intercity and interstate buses, Monorail/Light Metro connectivity, waterway connectivity, Helipad, multi storied parking plazas) and uses incidental to it.

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##### b) Parking Plaza

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The area is proposed for construction of Multi-Level parking Plaza and 20% of Floor area for Commercial/trading center.

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##### c) Education Complex

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Higher educational institutions, labs and related facilities and incidental uses like residential quarters, canteen and waiting rooms. Single-family Residential buildings in privately owned plots.
d) Knowledge park
All educational buildings and incidental uses like Offices and Quarters, Laboratories, Greenhouse nurseries and study centers or as directed by the Government.
e) Niradesh
Constructions by State/Central Government
f) Garbage Treatment Plant
Solid waste treatment plant and Buildings/structures incidental to it.
g) Buffer zone (50m depth)
No new buildings/structures are permitted in this buffer and green vegetation cover shall be provided in this area. Repair/Reconstruction of existing buildings without increasing the floor area shall be permitted with the concurrence of the District Town Planner.
h) Slaughter house
Slaughter house and uses incidental to it.
i) Marine Park
Area for development of Marine industries and related activities or as directed by the Government
j) Truck Terminal
Truck Terminal and related activities
k) Water Theme Park
Water Theme park and allied activities

## GENERAL NOTES

1. Zoning Regulations will prevail over the provisions in Kerala Municipality Building Rules, 2019/Kerala Panchayat Building Rules, 2019.
2. Kerala Conservation of Paddy Land and Wetland Act, 2008 (28 of 2008) and Coastal Regulation Zone Notification will prevail over all the provisions in this Master Plan.
3. Subject to zoning regulations of the respective zones, more than one use may be combined in a building, provided that the floor area of individual use shall be limited to that prescribed for each such use in the zoning regulations for the respective zone.
4. Irrespective of zoning regulations, public utility areas and buildings under Government approved



schemes can be implemented anywhere in the planning area except at special zones.

5. No person shall construct any building within 5m from any plot boundary abutting Poonur river, within 10m from Mampuzha, Kallai River, Chaliyar, Feroke River and Kadalundi River and 2m from any plot boundary abutting drains having minimum width of 2m to 5m and 3m from drains having width more than 5m.

6. Where ever the width of the Canoli canal is less than 15m, the minimum distance between the centerline of Canoli Canal and any construction/building other than compound wall shall be 10.5m.

7. Fisheries-related industries are permitted in areas within a distance of 500m from the High Tide Line of Sea irrespective of other Zoning regulations and subject to satisfying the provisions of Coastal Regulation Zone notification.

8. For all proposed roads in the master plan, a construction-free area shall be provided at every intersection. Minimum visibility distances to be provided at intersections for roads having different widths are given below. No constructions shall be carried out within the visibility triangle. This distance shall be measured from the edge line of the road and for this purpose, the proposed width of the road shall be considered as the width of the road.

Width up to 12 meter: 6 meter, Width more than 12 meter: 15 meter

(Detailed alignment plans for roads, which shows building lines and visibility triangles, sanctioned according to the proposals in this plan, will prevail over these provisions)

All sight distance obstructions like bushes, trees and hoardings in the visibility triangle should be removed or no obstructions shall be permitted from a height of 0.6m to 1.8m from road level to improve safety.

9. Uses permitted in a commercial zone and public and semi-public zone may also be permitted by the Secretary in land to a depth of 150m in the Residential Zone I, Residential Zone II, Public and Semi-Public Zone, and Small Industrial Zone on both sides of roads having an existing or proposed width of 18m or more (as per Master Plan for Kozhikode Urban Area, 2035) if such uses are not permissible otherwise as per the zoning regulations mentioned earlier.

10. In land up to a depth of 200 meters on both sides of the roads having an existing or proposed width of 24 meters or more (as per the Master Plan for Kozhikode Urban Area, 2035) in Residential Zone I Residential Zone II, Public and Semi-Public Zone, and Small Industrial Zone, uses Permitted





in Residential Zone I, Commercial Zone and Public and Semi-Public Zone may also be permitted by the Secretary of the Local Self Government Institution concerned, if not allowable otherwise as per the zoning regulations mentioned above.

11. Subject to the provisions as applicable to the Kerala Conservation of Paddy land and Wetland Act, 2008 (28 of 2008), Coastal Regulation Zone notification, 2011 and their subsequent amendments, other applicable Acts, Rules and Government Orders in force in the State, the Secretary of the Local Self Government institution concerned, with the concurrence of the District Officer of the Local Self Government Department (Planning) having jurisdiction over the area shall:

a) permit in privately owned land which is zoned for Public and Semi-Public Use, such uses that are permissible in adjacent land use zone, if there are no records available with the Local Self Government Institution concerned regarding any proposal for acquiring that particular privately owned land for any public use at the time of application for building construction or land development.

b) permit in Wet Agriculture or Water Body, such uses that are permissible in adjacent land use zone, if the particular land in the Wet Agriculture or Water Body is not classified as Paddy land or Wetland as per revenue records.

12. Transmission towers, Wireless stations, and Telecommunication towers, autorickshaw/taxi stand/ATMs/comfort station may be permitted in the master plan area, in all zones other than Water Body, Wet Agriculture, Environmentally Sensitive Zone and Green Belt.

13. If any discrepancies are found in the proposed land use map and the report regarding details of any proposals envisaged in the Master Plan, the information provided for such proposals in the map shall be taken into account for implementation.”.

By order of the Governor,  
Dr. SHARMILA MARY JOSEPH,  
Principal Secretary to Government.

